



147A Hawthorn Bank
Spalding PE11 2UN
£430,000



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Individually designed, built to a high specification using up to the minute building and heating methods, this recently constructed bungalow enjoys a non overlooked location amongst similar properties within a highly respected area. With easy access to Spalding and its many amenities the property is ideally located for travelling to Crowland and Peterborough.

The property benefits from PVCu double glazing, 'heat source pump' underfloor heating and comprises; Entrance Hall, spacious open plan combined Lounge/Kitchen living space with bifold doors to the rear garden and seating area. The Kitchen area is well appointed with quality integrated appliances and an Island with quartz worktops and instant hot water tap.

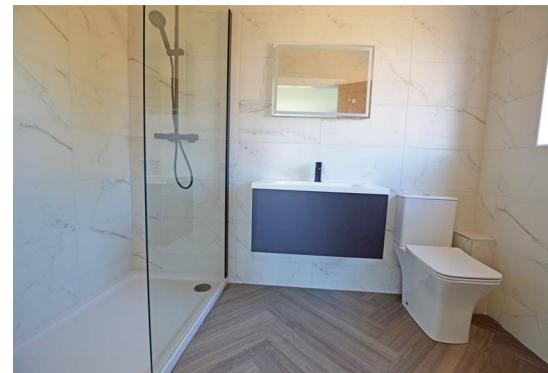
The main Bedroom has an Ensuite Shower Room. There are three further good size Bedrooms and a generous size, four piece Family Shower/Bathroom. Throughout the property is hard wearing Karndean flooring with an attractive 'Herringbone' design.

Outside is a large gravel area allowing parking for numerous vehicles and leads to a double Garage with an EV charging point. The garden is laid to lawn, good size seating area and is fully enclosed by privacy giving fencing.

Viewing of this amazing individual Bungalow is strongly recommended and of course comes with no onward chain.

Tenure Freehold
Council Tax TBC





Entrance Hall
Attractive wall decoration, storage/heating manifold cupboard.

Open Plan Lounge/Kitchen Space
23'11" max x 25'5" max (7.31m max x 7.77m max)

'L' shape room, fitted Kitchen incorporating, island with pop up socket, induction hob with designer extractor above and downlights, sink with independent hot water mixer tap, twin Samsung smart ovens, Kenwood Fridge Freezer, integrated washer drier, downlighting to eye level units, quartz worktops bi-fold doors to patio area.

Bedroom 1
15'0" max x 13'0" max (4.59m max x 3.98m max)

Ensuite Shower Room

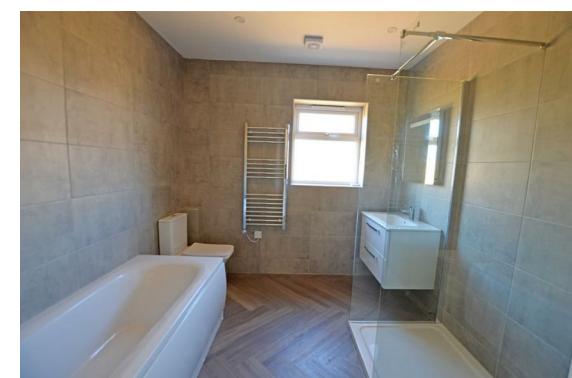
Bedroom 2
12'10" x 12'5" (3.92m x 3.81m)

Bedroom 3
11'3" x 8'7" (3.44m x 2.62m)

Bedroom 4/Study
14'5" x 7'4" (4.40m x 2.24m)

Family Bath/Shower Room

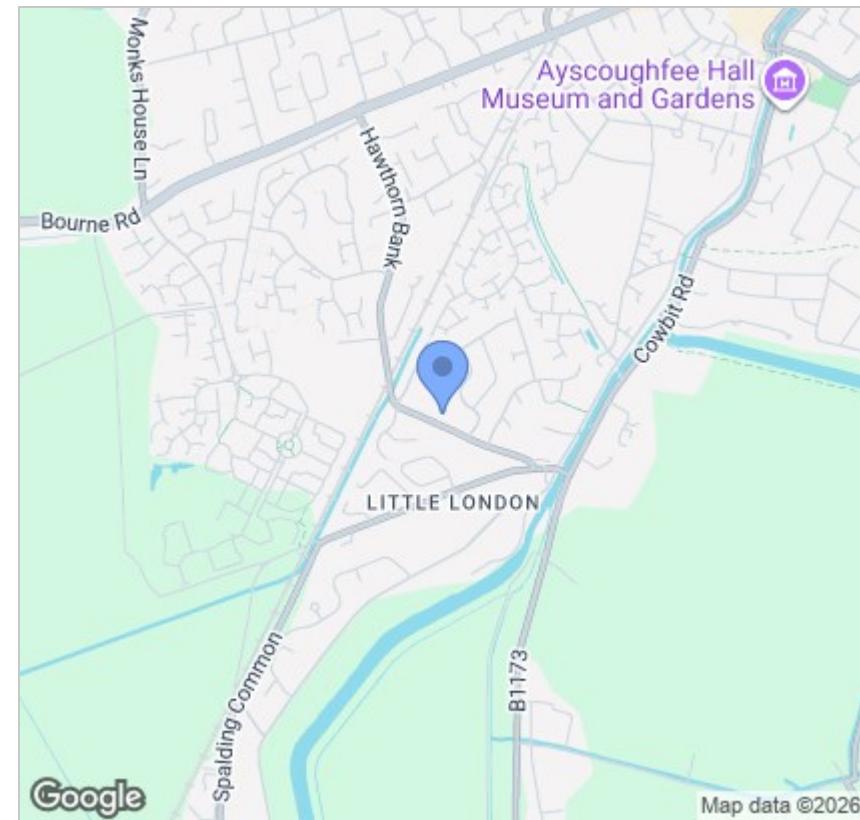
Outside
To the front of the property is a large gravel parking and hardstanding area giving access to a double Garage with an electric roller door, personnel door and EV charging point. The rear garden has a good size paved seating area and a fully enclosed lawn garden.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

Viewing

Please contact our Crowland Office on 01733 259995
if you wish to arrange a viewing appointment for this property or require further information.

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